

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** A. Gaskill/Montelimar

**Case #:** 69-R-03

**Date:** July 22, 2003

**Comments:**

1. No Comments.

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**SITE PLAN REVIEW AND COMMENT**  
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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** A. Gaskill/Montelimar

**Case #:** 69-R-03

**Date:** July 22, 2003

**Comments:**

1. Comments will be available at the meeting.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** A. Gaskill/Montelimar

**Case #:** 69-R-03

**Date:** July 22, 2003

**Comments:**

1. Fire sprinkler system required at permit phase.
2. Provide flow test.
3. Show fire mains, Hydrants and DDC, FDC and sprinkler risers on the Civil plans.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project  
Name:** A. Gaskill/Montelimar

**Case #:** 69-R-03

**Date:** July 22, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** A. Gaskill/Montelimar

**Case #:** 69-R-03

**Date:** July 22, 2003

**Comments:**

1. Add the 20% vehicular use area landscape requirement to the Landscape Calculations.
2. To count for vehicular use area requirements trees need to be within 10' of the V.U.A.
3. Indicate all existing trees and palms, their names and sizes and whether they are to remain, be relocated or be removed. All Tree Preservation Ordinance requirements apply.
4. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan. If there are none, say so.
5. Final signoff plans to contain the name of and be sealed by the Landscape Architect who prepared the plan.

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**Division:** Planning

**Member:** Lois Udvardy  
954-828-5862

**Project Name:** A. Gaskill/Montelimar

**Case #:** 69-R-03

**Date:** July 22, 2003

Site Plan Approval/Twelve (12) Townhouses/RML-25  
720, 724, 800 S.E. 12 Court.

**Comments:**

1. Obtain a platting determination letter from Broward County Planning Council.
2. Provide a table indicating required and proposed setbacks.
3. Provide a point-by-point narrative indicating how this development meets Sec. 47-18.33, Townhouse Requirements.
4. Provide a point-by-point narrative indicating how this project meets Sec. 47-25.2, Adequacy Requirements.
5. Discuss location of gates.
6. Continue sidewalk across drives.
7. Correct parking data to indicate 24 spaces required instead of 18.
8. Discuss encroachments into setback above 22 feet with Zoning representative.
9. Indicate location of mechanical equipment on site plan.
10. Pursuant to Sec. 47-18.33.B.3, a minimum of 25% of the townhouse group's front façade shall be set back an additional 5 feet from the rest of the front façade. Discuss this set back for the rear group of townhouses.
11. It is suggested that this plan be presented to the Harbordale Civic Assn.
12. Provide a response to all DRC comments within 90 days or additional DRC review may be required.
13. Additional comments may be forthcoming at DRC meeting.

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**Division:** Police

**Member:** Detective Nate Jackson  
Office-954-828-6422  
Pager-954-877-7875  
Fax -954-828-6423

**Project Name:** A. Gaskill/Montelimar

**Case #:** 69-R-03

**Date:** July 22, 2003

**Comments:**

1. All glass windows/doors are to comply with SFBC.
2. Recommend intrusion/fire alarm system for each unit.
3. Recommend panic alarm on remote garage door control.
4. Recommend intercom system for gates of vertical bar fencing with electronic lock release.

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1.

**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** A. Gaskill/Montelimar

**Case #:** 69-R-03

**Date:** July 22, 2003

**Comments:**

1. Provide a narrative outlining how the proposed townhouse project complies with the requirements of section 47-18.33 section by section.
2. Drive aisle shall not be located in the required five (5) foot pedestrian easement.
3. Discuss site circulation with the Engineering representative.
4. Dimension gates for the drive aisles and pedestrian easements.
5. Discuss the location of the public sidewalk with the Engineering representative.
6. Dimension garages and twenty-four foot drive aisle on site plan.
7. Gates shall not swing into the public right-of-way.
8. Provide pool setbacks on site plan pursuant to section 47-19.2.BB.
9. Provide a data table with required and provide setbacks and a table indicating the minimum of two thousand (2,000) square feet of lot area per unit.
10. The parking require for twelve (12) townhouses is twenty-four (24) spaces not 18 spaces pursuant section 47-20.2.
11. Fence setback shall be measured at the columns.
12. Pursuant to section 47-18.33.B.5.d any portion of the townhouse structure exceeds twenty-two (22) feet in height, that portion of the structure shall be setback a minimum of an additional one (1) foot for each foot of height above twenty-two (22) feet.